

Architectural drawing sheet for 105R-1, detailing construction specifications and general notes for a trading room. The sheet includes a title block with project information, a list of drawings, and detailed specifications for materials, construction, and finishes. It also features a table of required fire ratings for interior finish materials and a table of required fire ratings for interior finish materials.

**GENERAL NOTES (continued)**

1. This Contractor shall provide all labor and material required and necessary to complete the work called for on the drawings whether such items are indicated or not, unless they are specifically exempted.

2. All work shall conform to the New York City Building Code, all state and local laws, codes, regulations, etc. applicable to this job and to the standards of the World Trade Center. No work is to commence until plans have been approved by all departments or agencies having jurisdiction. The Contractor shall furnish an amended certificate of occupancy to the Owner upon completion of work.

3. All approvals, permits, plans, etc. are to be maintained at the job site during construction, for inspection and review. Upon completion and final inspection they shall be returned to the Owner for his files.

4. It shall be recognized by the Contractor that this is an occupied building. The Contractor shall be bound to the building rules of hours of work, etc. All work shall be performed as expeditiously as possible. All areas not involved in the work shall be protected from damage, dust and debris. The Contractor shall remove rubbish and debris as required and shall leave the premises broom clean. All rubbish and debris occasioned by this Contractor's work shall be removed by him. Any damage to adjacent areas occasioned by this Contractor shall be repaired by him as part of this contract.

5. Before commencing work, the Contractor shall verify all dimensions and conditions in field. Any errors or omissions shall be brought to the attention of the Architect.

6. Should the Contractor find any errors or omissions in the plans, drawings, or specifications, or should there be any conflict between these documents, the Contractor shall, prior to proceeding with the work, notify the Architect who will explain or adjust the documents. If such notice is not furnished as herein provided, the Contractor shall be deemed to have found such plans, drawings or specifications in proper form for execution of the work.

7. Where required by the architect, the contractor shall submit detailed shop drawings and samples of materials or finishes prior to starting any construction. These must be approved by the Architect before fabrication or installation.

8. All dimensions are from face of finish partition to face of finish partition, unless noted otherwise on the drawings. Existing partitions, column enclosures, window mullions, etc. shall determine the location of new partitions wherever applicable. Do not scale drawings; follow dimensions and instructions given.

9. The work required under this contract shall be performed on both premium and standard time. A construction schedule shall be jointly prepared by the general Contractor, Architect and Owner and shall meet with the satisfaction on all parties before construction commences.

10. The Contractor shall take all precautions to maintain free access of all tenants, service personnel and public through the areas involved. He shall see that all tenants facilities, equipment and services are fully operated during business hours. Any shutdown of electric, telephone or communications services required shall be scheduled with the tenants representative and approved by same before proceeding.

11. The General Contractor shall coordinate his work with the work of all other Contractors whether his own or those on a separate contract let by the tenant.

12. All telephone work is to be coordinated with the tenant's private phone company.

13. The installation of all electronic equipment, wiring, signal and communications circuits, etc. shall be coordinated with the tenant's facilities.

14. All floor drilling for new outlets shall be performed during overtime hours. Proposal shall include an allowance for the protection and/or correction of existing ceilings below.

15. Contractor shall be responsible for arranging with the building management for elevator or other hoisting facilities for handling materials.

16. No substitution may be made for any item specified without written approval of the Architect.

17. The General Contractor shall have the overall responsibility for the procurement, installation and testing of all systems including electrical, telephone, plumbing, HVAC, etc. as required by the tenant's Architect or engineers. This shall include the securing of all approvals for the systems tested.

18. All materials and construction shall conform to manufacturers specifications as well as requirements of the Architect and World Trade Center.

19. The World Trade Center does not approve drilling or welding to existing structural members. All connections must be "clamp type" as per World Trade Center standards.

20. The Contractor shall not drill holes into existing slabs or structural members for the purpose of supporting any loads unless written approval is obtained from the Port Authority Engineer.

21. Before commencing work, the Contractor shall notify the Port Authority Engineer of any areas without fireproofing. All exposed structural steel and chipped off fireproofing shall be patched or touched up with "Calco type D-CIP" or approved equal as directed by the Engineer.

22. The Contractor shall protect the public or tenant space below from any damage resulting from floor drilling operations.

23. The Contractor shall repair or replace existing construction damaged in the performance of this contract.

24. The space around pipes, ducts, etc. penetrating rated walls shall not exceed 1/2" and shall be packed solid with mineral wool or approved equal, and be closed off by close fitting metal escutcheons on both sides of the partition as required by NYC Building Code C26-504.5.

25. Fire stopping shall be as required by NYC Building Code C26-504.7. Installation shall be subject to controlled inspection.

26. All wood including built-in cabinetwork shall be fire retardant treated as required by the NYC Building Code C26-502.8. See Cabinet Schedule Drawing No. 105R-2 for cabinet work MEA numbers.

27. All interior finishes shall comply with NYC Building Code Section C26-504.10. Finishes as required by Table 5-4, for sprinklered areas, shall be Interior Finish Class C for corridors, and Interior Finish Class D for rooms.

28. All carpet shall comply with the NYCBC Section C26-504.13 (a). See table for details. The Architect shall submit for review to the Port Authority Engineering Department (TCE) certificates of compliance from an independent testing laboratory approved by the NYC Building Department. The certificate shall show the complete test results, including the smoke test, the treatment or that the material is inherently fire resistant by virtue of its construction, chemical properties and/or composition.

29. Unless otherwise noted, locate all doors 6" minimum distance from adjacent intersecting walls.

30. Existing floor tile shall be cleaned and where required shall be restored as directed by the Architect.

**CONSTRUCTION SPECIFICATIONS (continued)**

**HOLLOW METAL DOORS AND FRAMES**

Frames shall be one piece installed plumb, straight and true with horizontal line level and all vertical lines plumb. Frames shall be secured rigidly in place and shall be anchored to the floors, jambs and heads in an approved manner. All frames shall be braced until adjacent construction has been completed and has attained sufficient strength to maintain the frames in position.

Installation of door frames shall include all spacer clips, shims, channel insets and subframes as shown and all neoprene gaskets.

Doors shall be installed plumb and true with their frames and shall operate freely without binding.

After erection, all damaged areas in the shop coat, exposed surfaces of doors, both heads, rails and washers, and all field welds, if necessary, and unpainted areas adjacent to field welds shall be painted with the same paint used in shop coating.

Doors and frames that are to be supplied by the Contractor shall be similar and equal in every respect to those that are furnished by the Port Authority.

**HARDWARE**

All hardware shall be type shown on the door and hardware schedule Drawing No. 105R-6.

All hardware for cabinetwork items shall be furnished and installed by cabinet contractor.

Finish hardware installation shall conform to the manufacturer's requirements. Installation shall be in a neat and skillful manner, with all components operating properly. All knobs, handles, pulls and other exposed items, shall be suitably wrapped and protected as soon as they have been installed and such protection shall remain until acceptance of the work.

Immediately preceding final inspection all hardware shall be cleaned carefully by a method that will in no way damage it.

Where building standard hardware is specified on the hardware schedule, it shall be World Trade Center standard hardware as listed below:

Butts . . . . . Stanley FB8 - 179 x 4 1/2 x 1/2 x 4 1/2  
Latch Set . . . . . Corbin #9510L X 768L Lever Handle  
Closer . . . . . Corbin #600-S-3  
Flush Bolts . . . . . Corbin #2846 (1) @ 12" L (1) @ 30" L  
Domestop . . . . . Corbin #373-1/2  
Coordinator . . . . . Von Duprin #1237  
Silencers . . . . . Corbin #83  
Aluminum Saddle, Zero Weatherstripping Co. #654

All hardware keying shall meet the World Trade Center keying system requirements. For detailed information, contact the WTC Locksmith Shop, One WTC, 82nd Level. All new lock cylinders shall be purchased from the World Trade Center Locksmith shop.

Immediately preceding final inspection, all hardware shall be cleaned carefully by a method that will in no way damage it.

**RAISED ACCESS FLOOR**

Raised access floor and accessories shall be as manufactured by C-TEC INC. and installed by an authorized C-TEC INC. supplier.

Floor panels shall be 24" x 24" welded galvanized steel laminated all sides to a 1" thick extra dense wood particle board core, mounted on die-cast aluminum pedestals at heights indicated on the drawings. Floor shall match existing raised floor in area of alteration.

Floor panels shall be 24" square constructed on a one-inch thick high density core structurally bonded to electro-galvanized steel top and bottom sheets, which are welded to 16 gauge perimeter channels. The particle core to be profiled to accept the perimeter channels. All panel edges to be trimmed with a vinyl which will not support combustion.

Floor panels shall be surfaced with factory applied 1/16" thick high pressure laminate. Laminate shall be Westinghouse Micarta, the color is to be selected by the Architect.

Floor panels shall be covered with carpet tile by others. See Wall and Floor Finish Plan DWG No. 105R-11 for locations.

Provide 4" diameter grommets for cable cut-outs indicated on drawings. Cut-outs shall be made in the field by others. Provide E.S. grommets.

Floors shall be set level and true with tight flush joints. The complete floor system shall be sturdy, rigid, firm and free from vibration rocking rattles, squeaks and other noises. The installed floor shall be level within +/- 1/16" in ten feet.

Aluminum fascia shall be furnished and installed where access floor does not terminate at perimeter walls, entrances, steps or ramps.

Steps, ramps shall be provided as shown on the drawings.

Where necessary, lateral bracing shall be provided. A turnbuckle for take-up adjustment shall be included with each brace.

**MEAN NUMBERS: PANELS W/ MICARTA FINISH: MEA 65-82M-VOL I (PEDESTALS); MEA 56-63M**

**ACOUSTIC CEILING**

Black iron carrying channels shall be securely supported by hangers fastened to the overhead structural members. Channels shall be spaced as required to adequately support light fixtures, drapery pocket and acoustic tile ceiling.

Ceiling tile shall be installed in a true and even plane butt joints tightly together, install metal edge moldings as required.

Ceiling heights shall be as shown on reflected ceiling plan.

Suspension system shall be concealed "Z" spline.

Patch all ceilings in areas where tiles have been removed to permit construction required under this contract.

Provide accessible tile panels where required in ceiling for access to dampers, valves, pipes, etc.

All suspended ceiling construction shall conform to N.Y.C.B.C. Section C26-504.12 and Ref. STD. R.S. 5-16 (see Ceiling details Drawing No. 105R-9).

**PAINTING**

Acoustic tile shall be Armstrong Travertone 80, 12" x 12" x 3/4" square edge, BS & A Calendar Number 615-47-SM Plume Spread Rating 0 to 25 (ASTM E-84).

Paint shall be as specified on wall and floor finish drawing. DWG No. 105R-11.

Paints shall be of the type specifically manufactured for application to the surface to which it is to be applied.

No painting or finishing shall be started until the surface to be painted or finished is in proper condition in every respect.

**TABLE 1 REQUIRED FIRE RATINGS FOR INTERIOR FINISH MATERIALS**  
N.Y.C.B.C. Section C26-501.10, (b), (c), (d), (e) & C26-501.13 (a)

Interior Finish Materials	Class 1 0 to 75	Class 2 Over 225
FLAME SPREAD RATING ASTM E-84-1991	25	450
SMOKE DEVELOPED RATING ASTM E-84-1991	Not to exceed the toxicity of wood or paper when burning or decomposing	
TOXICITY LIMITATION		
CORRIDORS (Sprinklered)	Passes	Passes
ROOFS AND OTHER AREAS (Sprinklered)	Passes	Passes
METABOLISM CELL TEST DOC FF-1-10	0.5 watts per square centimeter	0.4 watts per square centimeter
CERTIFIED RADIANT FLUX INDEX RATING ASTM E-648-1997	Not to exceed 300 in 10 feet 4 minutes either flaming or non-flaming mode	
SMOKE DEVELOPED RATING ASTM E-662-1979		